



PLANNING COMMISSION AGENDA

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JAIME HOLT, Chair

Commission Members
SEROP TOROSSIAN, Vice Chair
PAUL E. CAPRIOGLIO
RAMA DAWAR
ANDY HANSEN-SMITH
LUISA MEDINA
ROJELIO VASQUEZ

Development and Resource Management Department
Director JOHN M. DUGAN
Assistant Directors/Secretary
KEITH BERGTHOLD/JERRY D. BISHOP

Senior Deputy City Attorney
SHANNON L. CHAFFIN

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The Planning Commission welcomes you to this meeting.

November 17, 2010

Wednesday

6:00 p.m. to 10:00 p.m.

City Hall, Second Floor, COUNCIL CHAMBER, 2600 Fresno Street

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Development and Resource Management Department staff at 559-621-8277. **The agenda and related staff reports are available at www.fresno.gov.**

El cuarto de la reunión es accesible a los físicamente incapacitados y los servicios de un traductor pueden ser hechos disponible. Peticiones para servicios adicionales para los incapacitados, los firmantes, aparatos de escuchar o los traductores deben ser hechos una semana antes de la reunión. Por favor llame a el Departamento de la Planificación y el Desarrollo en 559-621-8277.

Chav sablaj muaj rau cov tibneeg xiam oqhab, thiab muaj tibneeg txhaislus rau cov uas xav tau kev pabcuam. Yog thov kev pabcuam rau cov tibneeg xiam oqhab, cov hlua ntsaws pobntseg mloog haislus, los yog tibneeg txhaislus, nej yuav tau hais tuaj ib asthiv los yog ib limpiam ua ntej lub rooj sablaj. Nej hu tau rau peb cov tubtxib ntawm tus xovtooj: 559-621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition of the project will be limited to three minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating time has expired. All public testimony must be presented to the Commission at the podium. Any testimony that references race, religion, economic status, national origin, shall be deemed out of order, irrelevant and will not be considered by the Commission in making its land use determinations.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. Consider an appeal of the Development and Resource Management Department Director's action to approve, with conditions, Variance Application No. V-10-005 for 0.33 acres property located at 2419 South Maple Avenue, located on the northeast corner of South Maple and East Eugenia Avenues. This application is requesting authorization to reduce the number of required parking stalls from 26 to 11 for a proposed 4,750 square-foot commercial building to be used for a market store with a delicatessen and a laundromat. The subject property is zoned C-1 (Neighborhood Shopping Center).
1. **Approve Environmental Assessment No. S-10-024/V-10-005** that the proposed project is exempt from CEQA through a Class 32 Categorical Exemption.
 2. **Deny appeal and approve Variance Application No. V-10-005** requesting the reduction in the number of required parking stalls from 26 to 11 for a proposed 4,750 square-foot commercial building.
 - Roosevelt Area Community Plan
 - Council District 5 (Councilmember Dages)
 - Staff Recommendation: Deny appeal and uphold Director's action
 - Staff Member: Bonique Salinas
 - May be considered by the City Council on appeal
- B. Consider an appeal of the Development and Resource Management Department Director's action to approve, with conditions, Conditional Use Permit Application No. C-10-042 for property located at 1725 Broadway Street (Rainbow Ballroom). This application is requesting authorization to allow dancing until 4 a.m. The Rainbow Ballroom is currently operating under a previously approved dance permit and has an existing Type 47 (Restaurant – sale of beer, wine and distilled spirits) Alcohol Beverage Control license. The site currently contains an existing night club and is zoned C-M (Commercial and Light Manufacturing District).
1. **Approve Environmental Assessment No. C-10-042** which proposes the project be exempt from CEQA through a Class 1 and Class 32 Categorical Exemption.
 2. **Deny appeal and approve Conditional Use Permit Application No. C-10-042** requesting authorization to allow dancing until 4 a.m. at an existing night club (Rainbow Ballroom).
 - Central Area Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Recommendation: Deny appeal and uphold Director's action
 - Staff Member: Israel Trejo
 - May be considered by the City Council on appeal

VIII. NEW MATTERS (Continued)

- C. Consider Conditional Use Permit Application No. C-10-212 filed by Joseph Borelli, relating to an existing shell building within the Granite Park Development located on the east side of North Cedar Avenue between East Dakota and East Ashlan Avenues (3950 North Cedar Avenue, Suite 101).
1. **Approve Environmental Assessment No. C-10-212** which proposes the project be exempt from CEQA through a Class 1 and Class 32 Categorical Exemption.
 2. **Approve Conditional Use Permit Application No. C-10-212** requesting authorization to establish "Club Rome," a nightclub with dancing and a State of California Alcoholic Beverage Control Type 48 license (*bar/nightclub – sale of beer and wine for consumption on the licensed premises where sold*) for the establishment.
 - McLane Area Community Plan
 - Council District 4 (Councilmember Westerlund)
 - Staff Recommendation: Recommend Approval
 - Staff Member: McKencie Contreras
 - May be considered by the City Council on appeal
- D. Plan Amendment No. A-09-03 and Rezone Application No. R-09-03 filed by Bill Robinson of Sol Development Associates, on behalf of Mercey Properties, LP, pertaining to approximately 3.75 acres of property located on the southwest corner of East Kings Canyon Road and South Temperance Avenue.
1. **Recommend approval to the City Council of Environmental Assessment No. A-09-03/R-09-03/C-09-171** which recommends that a Mitigated Negative Declaration be adopted for the plan amendment, rezone application and related conditional use permit application.
 2. **Recommend approval to the City Council of Plan Amendment Application No. A-09-03** which is a request to amend the 2025 Fresno General Plan and the Roosevelt Community Plan from the medium-low density residential planned land use designation to the neighborhood commercial land use designation for the entire 3.75 acre parcel.
 3. **Recommend approval to the City Council of Rezone Application No. R-09-03** which proposes a zone district reclassification from AE-20/UGM (*Exclusive Twenty Acre Agricultural/Urban Growth Management*) to C-1/UGM (*Neighborhood Shopping Center/Urban Growth Management*) zone district.
 - Roosevelt Area Community Plan
 - Council District 5 (Councilmember Dages)
 - Staff Recommendation: Recommend Approval
 - Staff Member: Bonique Salinas
 - Will be considered by the City Council

VIII. NEW MATTERS (Continued)

- E. Consider Tentative Tract Map No. 5971/UGM filed by Lore Engineering, Inc., on behalf of Norclo L.P., property owner. This tentative map pertains to an approximately 12.18 acre portion of property located on the west side of North Locan Avenue between East Shields and East Ashlan Avenues; immediately south of the Gould No. 97 Canal.
1. **Approve Environmental Assessment No. A-10-06/R-10-06/T-5971** which recommends that the Mitigated Negative Declaration prepared for Environmental Assessment No. A-10-06/R-10-06/T-5971, be adopted for Tentative Tract Map No. 5971/UGM.
 2. **Approve Tentative Tract No. 5971/UGM** that proposes to subdivide the approximately 12.18 acre portion of property for the purposes of facilitating a proposed 61-lot conventional single family residential development at an overall density of approximately 5.01 dwelling units per acre.
 - McLane Area Community Plan
 - Council District 4 (Councilmember Westerlund)
 - Staff Recommendation: Recommend Approval
 - Staff Member: McKencie Contreras
 - May be considered by the City Council on appeal

IX. REPORT BY SECRETARY

X. SCHEDULED ORAL COMMUNICATIONS

- A. Informational Status report on Conditional Use Permit C-09-230, Twist Restaurant and Lounge. (No Planning Commission action will be taken on this item).
- Staff Member: Sophia Pagoulatos

XI. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XII. ADJOURNMENT

UPCOMING MATTERS

(Dates subject to change)